

City of Durham Transportation Impact Fee Study Update													
Comparison Study of Similar North Carolina Cities with Enabling Legislation to Collect Transportation Impact Fees													
Land Use	Durham (North Zone)			Durham (South Zone)			Durham (Downtown)			Cary*			Raleigh
	Existing	Revised	% Change	Existing	Revised	% Change	Existing	Revised	% Change	Central	Southeast	Base	Citywide (2007 Rates)
Residential													
Single Family (per dwelling unit)	\$817	\$531	-35.0%	\$795	\$1,405	76.7%	\$157	\$293	86.9%	\$715	\$1,324	\$1,243	\$568
Accessory Dwelling Unit (per dwelling unit)	\$817	\$531	-35.0%	\$795	\$1,405	76.7%	\$157	\$293	86.9%	-	-	-	\$283
Multifamily (per dwelling unit)	\$501	\$326	-35.0%	\$488	\$862	76.7%	\$96	\$180	87.6%	\$439	\$813	\$762	\$345
Manufactured Home Park (per dwelling unit)	\$477	\$310	-35.0%	\$465	\$821	76.5%	\$92	\$171	86.3%	-	-	-	\$272
Retirement Community - Detached (per dwelling unit)	\$210	\$137	-34.9%	\$205	\$362	76.4%	\$40	\$76	88.8%	-	-	-	\$186
Retirement Community - Attached (per dwelling unit)	\$89	\$58	-35.1%	\$87	\$153	75.9%	\$17	\$32	88.0%	-	-	-	\$186
Assisted Living (per bed)	\$178	\$116	-35.1%	\$173	\$306	76.9%	\$34	\$64	88.0%	-	-	-	-
Retirement Community (per dwelling unit)	\$234	\$152	-34.9%	\$228	\$403	76.9%	\$45	\$84	87.2%	\$120	\$223	\$209	-
Hotel/Motel (per room)	\$574	\$368	-35.9%	\$559	\$974	74.2%	\$110	\$203	84.9%	\$382	\$708	\$664	\$579
Recreational													
Amusements/Fairgrounds (per acre)	\$3,194	\$2,076	-35.0%	\$3,111	\$5,494	76.6%	\$613	\$1,147	87.2%	-	-	-	-
Public Park or Playground (per acre)	\$49	\$32	-35.7%	\$47	\$83	77.6%	\$9	\$17	93.7%	\$35	\$66	\$62	\$204
Racquet Club (per court)	\$2,709	\$1,760	-35.0%	\$2,638	\$4,660	76.6%	\$520	\$973	87.1%	-	-	-	-
Golf Course (per acre)	\$243	\$158	-35.1%	\$236	\$47	76.8%	\$47	\$87	85.4%	\$1,599	\$2,962	\$2,780	-
Driving Range (per tee)	\$1,011	\$657	-35.0%	\$984	\$1,739	76.7%	\$194	\$363	87.2%	-	-	-	-
Miniature Golf Course (per hole)	\$1,011	\$173	-82.8%	\$984	\$459	-53.4%	\$194	\$96	-50.6%	-	-	-	-
Theater/Arena/Stadium (per seat)	\$57	\$37	-35.5%	\$55	\$97	77.0%	\$11	\$20	84.9%	-	-	-	\$9.25
Multiplex Movie Theater (per seat)	\$65	\$42	-35.3%	\$63	\$111	76.6%	\$12	\$23	93.7%	-	-	-	-
Skating Rink (per 1,000 s.f.)	\$1,908	\$1,240	-35.0%	\$1,858	\$3,283	76.7%	\$366	\$686	87.3%	-	-	-	-
Health Club (per 1,000 s.f.)	\$1,641	\$2,128	29.7%	\$1,599	\$5,634	252.3%	\$315	\$1,177	273.5%	-	-	-	-
Bowling Alley (per 1,000 s.f.)	\$2,862	\$1,860	-35.0%	\$2,788	\$4,924	76.6%	\$550	\$1,028	87.0%	-	-	-	-
Recreation Community Center (per 1,000 s.f.)	\$930	\$862	-7.3%	\$906	\$2,281	151.8%	\$179	\$476	166.2%	\$1,023	\$1,895	\$1,778	-
General Recreation (per acre)	\$4,665	\$3,032	-35.0%	\$4,544	\$8,026	76.6%	\$896	\$1,676	87.1%	-	-	-	-
Industrial													
Manufacturing (per 1,000 s.f.)	\$598	\$389	-35.0%	\$583	\$1,029	76.6%	\$115	\$215	86.9%	-	-	-	\$335
Warehouse/Distribution (per 1,000 s.f.)	\$380	\$247	-35.0%	\$370	\$654	76.7%	\$73	\$137	87.0%	\$361	\$669	\$627	\$559
Truck Terminal (per acre)	\$5,886	\$3,826	-35.0%	\$5,733	\$10,126	76.6%	\$1,130	\$2,115	87.2%	-	-	-	\$559
Mini-Warehouse (per 1,000 s.f.)	\$210	\$137	-34.9%	\$205	\$362	76.4%	\$40	\$76	88.8%	\$184	\$341	\$319	\$148
Institutional													
Place of Worship (per 1,000 s.f.)	\$582	\$378	-35.0%	\$567	\$1,002	76.6%	\$112	\$209	86.8%	\$328	\$607	\$569	\$250
Hospital (per 1,000 s.f.)	\$970	\$631	-35.0%	\$945	\$1,669	76.6%	\$186	\$349	87.4%	\$520	\$963	\$904	\$738
Elementary School (per student)	\$234	\$221	-5.7%	\$228	\$584	156.2%	\$45	\$122	171.1%	-	-	-	\$60
Middle School (per student)	\$429	\$279	-35.1%	\$417	\$737	76.8%	\$82	\$154	87.8%	-	-	-	\$90
High School (per student)	\$332	\$215	-35.1%	\$323	\$570	76.6%	\$64	\$119	86.1%	-	-	-	\$79
Daycare (per 1,000 s.f.)	\$647	\$2,081	221.6%	\$630	\$5,508	774.3%	\$124	\$1,150	827.7%	\$841	\$1,557	\$1,461	-
Junior College/Community College (per 1,000 s.f.)	\$898	\$583	-35.0%	\$874	\$1,544	76.7%	\$172	\$322	87.5%	-	-	-	\$874
College or University (per 1,000 s.f.)	\$873	\$568	-35.0%	\$850	\$1,502	76.7%	\$168	\$314	86.8%	-	-	-	-
Major Research University (per 1,000 s.f.)	\$784	\$510	-35.0%	\$764	\$1,349	76.6%	\$151	\$282	86.6%	-	-	-	\$874
Group Care Facilities (per bed)	\$178	\$116	-35.1%	\$173	\$306	76.9%	\$34	\$64	88.0%	-	-	-	\$148
General Retail (per 1,000 s.f.)													
< 50,000 sq. ft.	\$2,571	\$1,671	-35.0%	\$2,504	\$4,423	76.7%	\$494	\$924	87.0%	\$771	\$1,429	\$1,341	\$2,020
50,000 - 99,999 sq. ft.	\$3,283	\$2,134	-35.0%	\$3,197	\$5,647	76.6%	\$630	\$1,179	87.2%	\$771	\$1,429	\$1,341	\$1,817
100,000 - 199,999 sq. ft.	\$2,911	\$1,892	-35.0%	\$2,835	\$5,008	76.6%	\$559	\$1,046	87.1%	\$771	\$1,429	\$1,341	\$2,307
200,000 - 500,000 sq. ft.	\$2,434	\$1,582	-35.0%	\$2,370	\$4,187	76.7%	\$467	\$874	87.2%	\$771	\$1,429	\$1,341	\$1,940
> 500,000 sq. ft.	\$2,321	\$1,508	-35.0%	\$2,260	\$3,992	76.6%	\$446	\$834	86.9%	\$771	\$1,429	\$1,341	\$1,757
General Office (per 1,000 s.f.)													
Medical Office	\$2,959	\$1,955	-33.9%	\$2,882	\$5,175	79.5%	\$568	\$1,081	90.3%	-	-	-	-
< 50,000 sq. ft.	\$1,811	\$815	-55.0%	\$1,764	\$2,156	22.2%	\$348	\$450	29.4%	\$1,054	\$1,954	\$1,833	\$1,004
50,000 - 99,999 sq. ft.	\$1,682	\$909	-46.0%	\$1,638	\$2,406	46.9%	\$323	\$503	55.6%	\$1,054	\$1,954	\$1,833	\$1,004
100,000 - 149,999 sq. ft.	\$1,439	\$935	-35.0%	\$1,402	\$2,476	76.6%	\$276	\$517	87.4%	\$1,054	\$1,954	\$1,833	\$811
150,000 - 199,999 sq. ft.	\$1,286	\$830	-35.4%	\$1,252	\$2,198	75.5%	\$247	\$459	85.8%	\$1,054	\$1,954	\$1,833	\$811
> 200,000 sq. ft.	\$1,148	\$746	-35.0%	\$1,118	\$1,975	76.7%	\$220	\$413	87.5%	\$1,054	\$1,954	\$1,833	\$617
Office Park (per 1,000 s.f.)													
< 50,000 sq. ft.	\$1,989	\$1,272	-36.1%	\$1,937	\$3,366	73.8%	\$382	\$703	84.0%	-	-	-	-
50,000 - 99,999 sq. ft.	\$1,835	\$1,193	-35.0%	\$1,788	\$3,158	76.6%	\$352	\$659	87.3%	-	-	-	-
100,000 - 149,999 sq. ft.	\$1,714	\$1,098	-35.9%	\$1,669	\$2,907	74.2%	\$329	\$607	84.5%	-	-	-	-
150,000 - 199,999 sq. ft.	\$1,617	\$1,040	-35.7%	\$1,575	\$2,754	74.9%	\$311	\$575	84.9%	-	-	-	-
> 200,000 sq. ft.	\$1,496	\$956	-36.1%	\$1,457	\$2,532	73.8%	\$287	\$529	84.2%	-	-	-	-
Business Park (per 1,000 s.f.)													
< 50,000 sq. ft.	\$1,181	\$762	-35.5%	\$1,150	\$2,017	75.4%	\$227	\$421	85.6%	-	-	-	-
50,000 - 99,999 sq. ft.	\$1,172	\$757	-35.4%	\$1,142	\$2,003	75.4%	\$225	\$418	85.9%	-	-	-	-
100,000 - 149,999 sq. ft.	\$1,164	\$746	-35.9%	\$1,134	\$1,975	74.2%	\$224	\$413	84.2%	-	-	-	-
150,000 - 199,999 sq. ft.	\$1,156	\$741	-35.9%	\$1,126	\$1,961	74.2%	\$222	\$410	84.5%	-	-	-	-
> 200,000 sq. ft.	\$1,148	\$736	-35.9%	\$1,118	\$1,947	74.2%	\$220	\$407	84.9%	-	-	-	-
Cost per Daily Trip End													
		\$1,051			\$2,782			\$581					
Recovery Rate		50%			50%			50%					

* **Cary** expects to raise the fees in the "Base" zone effective 7/1/08; they also expect the "Southeast" zone to be absorbed by the "Base" zone. Cary also has additional Land Use categories that are not covered in Durham's list: ATM (stand alone), Bank, Fast Food Restaurant, Sit-Down Restaurant, Industrial Park, Tennis Court and Retail > 11m SF. Golf Courses in Cary are assessed per hole, not per acre. Retirement Homes are called Congregate Care Facilities.